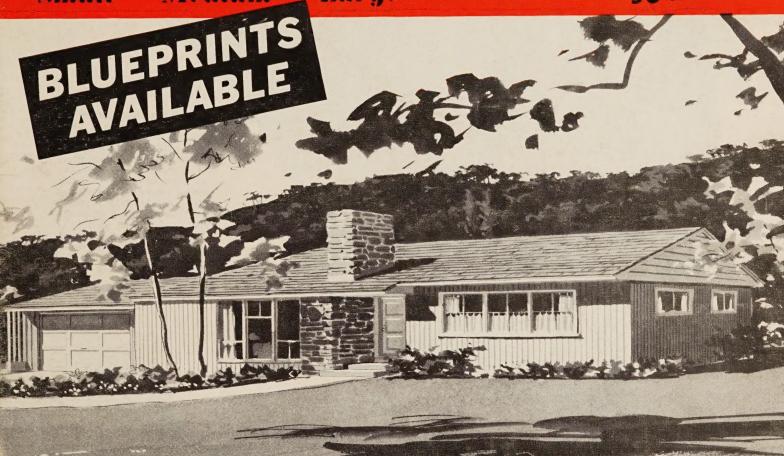
ALPHA SEHLIN'S ALL-AMERICA

Small

Medium

Large

50 CENTS



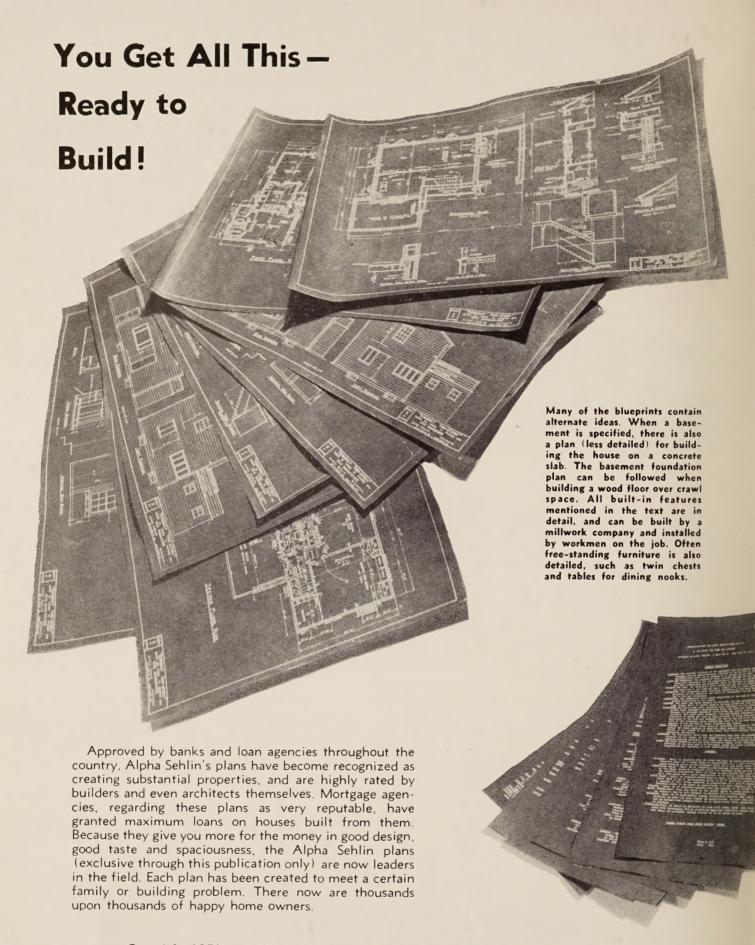


Over 200 Illustrations and Floor Plans—With Interior Ideas

BUILD BEFORE THE BOOM!

All Interiors Planned to Give A Feeling of Spaciousness

RANCH HOUSES, RAMBLERS, SPLIT-LEVELS, 2-STORIES



Complete working blueprints, with specifications, are available for all houses shown in this book. The price: \$15 for a parcel containing two full sets of detailed working blueprints and two sets of specifications. Because you will need at least two sets to apply for loan, permits and building bids from contractors, we provide blueprints in such parcels to reduce handling costs and make them available at a low cost to you. Should you wish additional sets at a later time, you may have them for \$7 each if you remind us of your original order and can state the approximate date.

Blueprints are mailed via Parcel Post, prepaid by us. However, if you wish speedier handling, add 50 cents for First Class Mail or \$1 extra for Airmail. Shipments to Canada must be via Airmail.

Since building costs vary so between areas, we are unable to estimate fairly

BLUEPRINTS AND SPECIFICATIONS FOR ALL PLANS

the cost of building a plan. You will get the best figure in your area by submitting plans to several contractors for competitive bids, and perhaps having your local supply dealer draw up a materials list of those most practical in your locality.



ALPHA SEHLIN, 475 Fifth Avenue, New York 17, N. Y.

Please send me two complete sets of blueprints and specifications

for House Plan No.....

I am enclosing \$15. Send as follows: Airmail (\$1 extra) ☐
First Class (50c extra) ☐ Parcel Post ☐

Name.....

Address....

City and State.....

Why You Should Build Now!



Take a look at the newspaper clipping above and you will realize it may be later than you think when it comes to planning your new home. According to housing and financial authorities, this is the time to build if you wish to avoid the boom and inflation they are predicting for the near future.

Faster than many of us realize, our nation already has reached a total population of 175 million. Our children may even see it doubled.

Where will all these people live? If you think we are now overbuilt take another look at the figures. With building progress slowed down the last couple of years, the increasing population will soon be demanding shelter. That could mean a seller's market and higher prices, to say nothing of the predicted inflation brought by a boom.

What kind of houses will you find then? A boomtime housing rat race could mean more crackerbox construction, with mile upon mile of quickly-built developments. Some can be satisfied with such a future, but we prefer to chance to get more for their money. The need for more quality houses instead of just

believe most people desire more individuality and a

quantity and waste is of greatest concern to government authorities and leaders in the housing field. Time magazine and its affiliate, House & Home, have been stressing this need for quality construction. Because the emphasis ever since the end of World War II has been to create a maximum number of houses at lowest possible price - a lot of which was just pure junk - sound-thinking leaders are now aware of the need for something longer lasting and more durable in all respects.

Federal Housing Administrator Norman Mason, according to Time, summed up the new job for the U.S. home-building industry with these words:

"The time has come to stop talking about how cheap you can build. We need to talk about the kind of quality housing which people in different income brackets can afford or are willing to make sacrifices for because they promise so much in happy living."

Happy living is what we all want. But how do we create a better house?

One sure way is to have your own plans, selecting the kind of house that suits your needs best. Then have a competent builder erect it according to your specifications on the lot you have chosen. You not only avoid the chance of buying something inferior, perhaps built by a fly-by-night operator looking for a fast buck, but you have a place which reflects your own personality. Besides getting dollar-for-dollar value, your family can be proud of a distinctive residence that will prove good taste throughout following generations.

Thousands of words have been written about how to go about building. Should you buy a lot first and then plan a house for it, or should you acquire a plan you like and then find a site to fit it? Either method is good, but the most important move is to find a plan that suits your particular needs and your own personality. You will discover that good taste and good design cost no more. Good luck and have fun.



Building your own home can be a lot of fun. Photo on opposite page shows how this couple makes use of Plexolite on the patio.



The All-America Selection Of Plans by Alpha Sehlin

Just as the selection of an All-America football team is representative of the cream of college players from the entire country, our selection of new home plans in this publication represents the best of ideas that are being used in all sections of North America.

Alpha Sehlin's plans are being followed by thousands of home builders in every state, even in many foreign lands. All are high in their praises of the easy-to-follow designs, their good taste, and their ability to look into the future for long-lasting values.

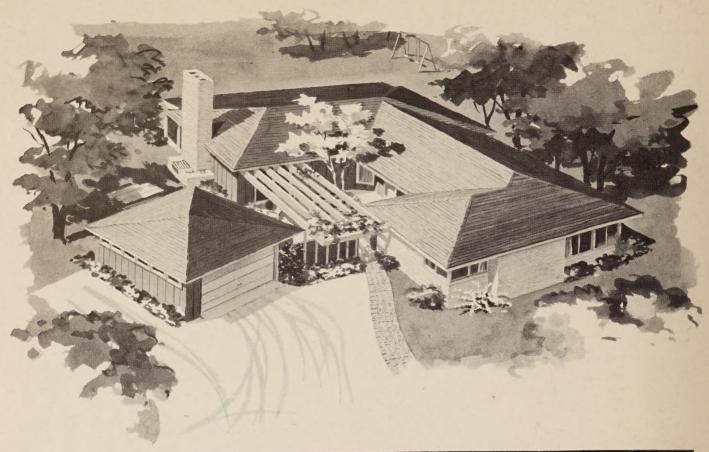
Materials to be used in building will naturally vary as to climate for most efficient use and availability, yet good design never varies no matter where you are. These plans offer you the most for your building money, creating a feeling of spaciousness in all rooms while still observing the need to make the most of every square foot.

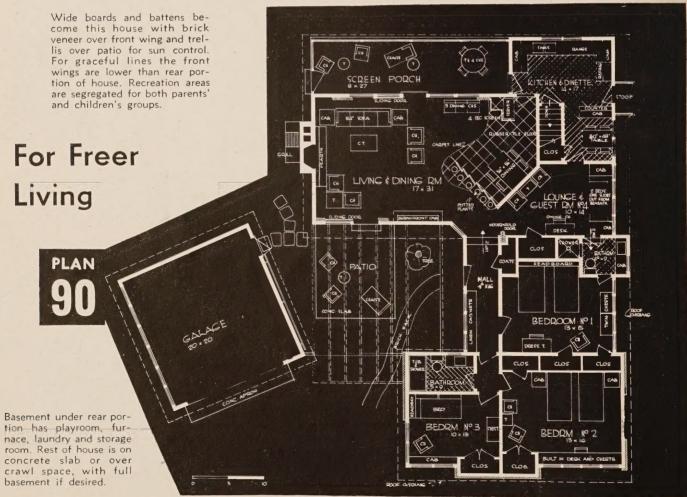
Rather than fill you with an avalanche of words about what is right and what is wrong, we present you with this array of visual information by which you may decide for yourself which plan is best suited to your needs. Climate, family and entertaining demands, terrain, and individual tastes are to be considered. However, no matter which design you prefer, you can rest assured you will have a home you can be proud of for a lifetime.

Attempting to estimate here the cost of building a completed house from these plans is actually unfair to the home owner. Costs will vary from area to area, even within one city, and the only true estimate of costs can be had by submitting a set of plans to a building contractor. He will know which materials are choice by reason of local availability. He also knows labor costs in his region and length of building seasons.

Likewise, to determine the amount of a loan that is possible, a second set of blueprints should be submitted to your local bank or loan agency.

These plans have already been accepted and approved by loan firms throughout the U.S.A. They are EXCLU-SIVE — no other plan source has them,







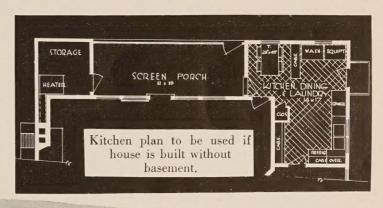
PLAN 90

Living room view looks into lounge at right, porch at left, and at panel partition enclosing dining area where there is ample room for a large table setting. Walls and panels are hatural plywood, the latter painted inside to match or contrast with dining walls. Walls angle to make the most of space and views.

The indoors and outdoors are so closely related they can be enjoyed simultaneously. Yet the house does not require a large property due to its circling the patio. It is a small outdoor area to maintain easily and beautifully. Where winters are severe evergreens will do.

The lounge is small, but there is a large playroom below the living-dining room. Note two interior sketches, one looking toward terrace, the other over porch.

Everyone likes the treatment of dining area and the outdoor grill. Exterior is siding with brick veneer over the left-front wing. Floor plan rambles within a width of 67 feet and depth of 61 feet. It covers 1700 square feet, excluding porch and garage. Note an alternate kitchen-porch plan for those who wish to build on a concrete slab.





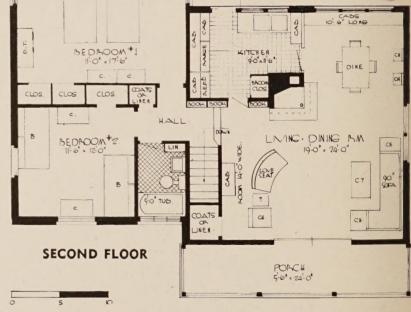
At right is a view of living room showing mantel and comfortable arrangement of furniture looking onto patio through sliding glass panel.



A HILLSIDE DESIRABLE

The attractive, hip-roofed house on these pages solves that hillside problem and is suitable for any grade.

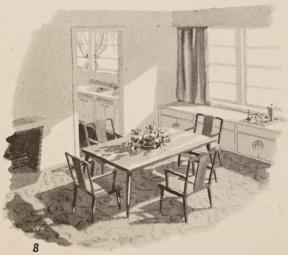
Except for a strip of level lawn at front and back, the banks can slope upward and down-



ward at a steep grade. The living floor is level with the lawn at the rear, and the basement floor is level with the front grade, thereby making the small room at entrance level economical in space and providing a good entrance hall. Note attractive dining room and kitchen at left, with plenty of storage cabinets.

Windows are double hung, except for the gliding pair to porch. House is 42 feet wide and would require a minimum plot of 75 feet, unless it is on a corner where access to garage would take less space.

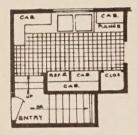
Living area floor covers 1068 square feet, the basement floor 672 square feet. Exterior is brick veneer over frame.



ALPHA SEHLIN'S ALL-AMERICA HOMES







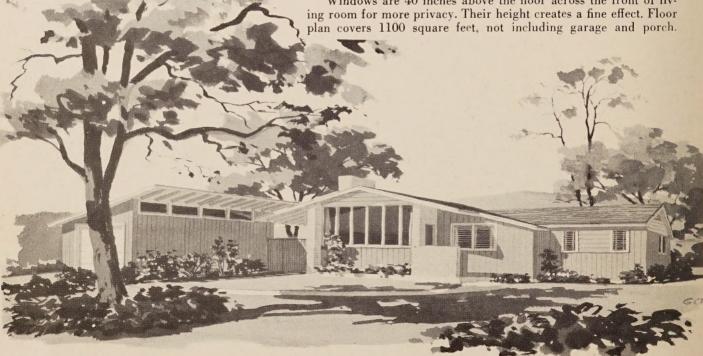
House With A Future

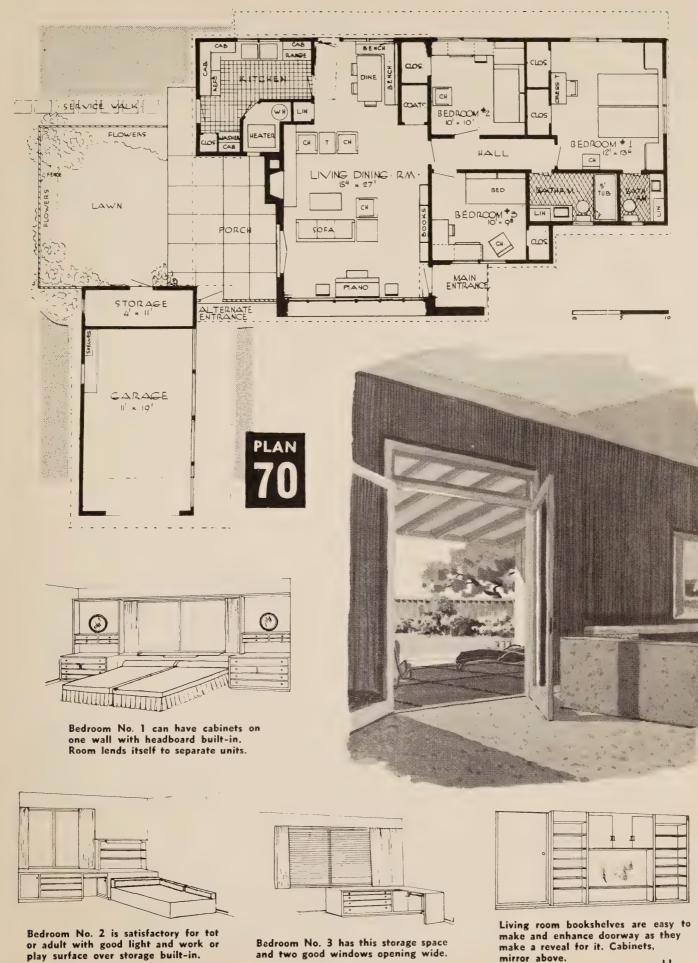
Kitchen plan if house is built with a basement.

This house was planned for the man who is handy with tools and will make his hobby pay dividends. All the wonderful built-in furniture makes the most of every inch of space, and it's all detailed in the blueprinted plans. It makes a good house without them too, for seldom do you see rooms with such efficient storage space. However, the man who can do the work will have these excellent features for no more than the cost of the simplest furniture, which, because of compactness, offset the size of the two small bedrooms. Above is a view of the unusually large living room showing windows at front of house and doors leading to the porch.

In another sketch the porch and fenced-in yard beyond can be seen from the living room. Ceilings are 10 feet high in the living room, although the usual 8 foot height is elsewhere. The exterior is vertical siding, the living room having plywood panelled walls.

Windows are 40 inches above the floor across the front of liv-





and two good windows opening wide. ALPHA SEHLIN'S ALL-AMERICA HOMES make a reveal for it. Cabinets, mirror above. 11



The L-shaped plan of this house creates an enclosed terrace when a tall board fence is built to enclose the service yard. Part of the terrace is shaded by a roof trellis. There is an outdoor grill connected to the chimney, an optional feature. The rooms open to the terrace by way of the bedroom hall, making bath accessible from outdoors.

Two walls of the house are brick veneer, others are natural redwood, vertical, flush siding. The interior wastes no space. Even the lengthened foyer makes room for a desk and bookshelves. The living room has a large window overlooking the terrace, and the fireplace is off center to segregate activities. There is a cheerful dining area

with an interesting cabinet to separate the room from the hall.

The kitchen supplies good cabinet space and a small corner bench and table for breakfasting. An alternate idea shown in the plans has a utility room at rear of kitchen for those who do not want a basement.

IF your property has a slight grade to the rear you will do well to build this economy house. The walls are of concrete blocks, flush on the vertical lines and heavily tooled on the horizontal ones. Interior walls are furred to make the house suitable in any climate. Exterior may be stuccoed if preferred.

It is a small house providing a spacious feeling. Note the large living-dining room, while kitchen is well equipped. This floor also has some storage space beyond an optional lavatory space.

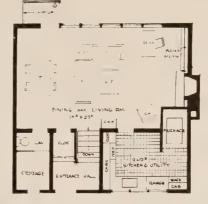
The bedroom floor makes good use of the 26 ft. x 26 ft. space, although the rooms are modest in size.

Double doors at the entrance do much to give this small house character, as does the overhead treatment and trellis. Blueprints show an alternate hip roof, although we prefer the white built-up flat roof.

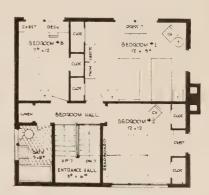
There are 676 sq. ft. on each floor, but both floors are lower in cost than if built on one floor. House is 36 ft. wide including carport.





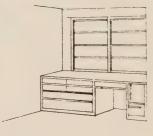


Living room floor plan. You will need a dry property with 4 ft. grade to rear. Entrance is midway between floors with living room opening to terrace on rear grade.

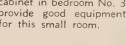


Bedroom floor plan. You enter hall and look down through the expansive rear windows onto terrace and up to bedroom hall. House appears larger than it is.

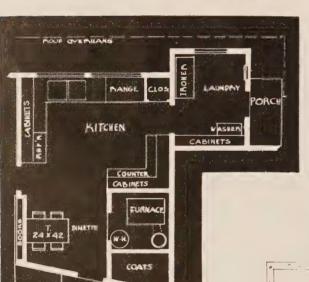




A large chest, desk and cabinet in bedroom No. 3 provide good equipment for this small room.



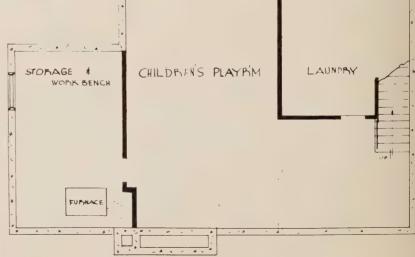




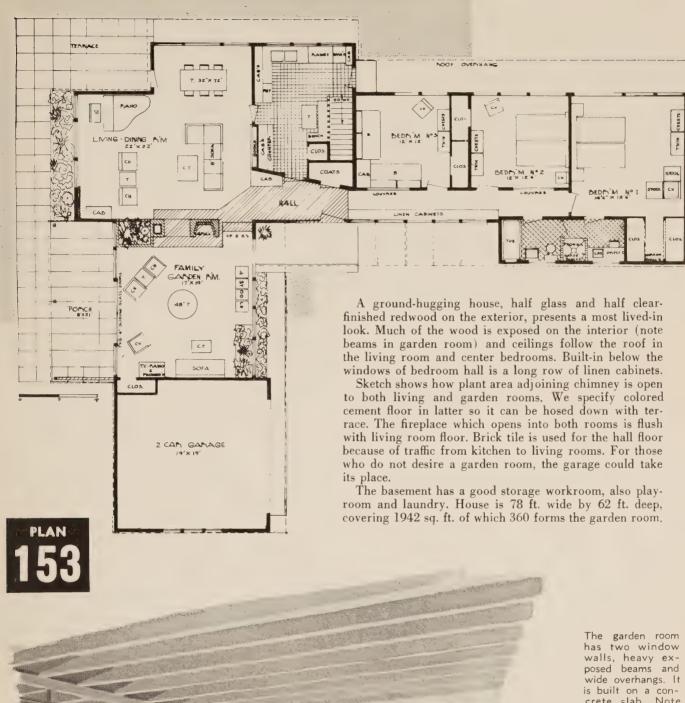
Bringing the Garden Indoors

153

Alternate Kitchen Plan has a laundry added to the original kitchen and stairway plan, intended for those who are building without basement. However, the laundry room could be added in any event if you wish. You may prefer the exchanged positions of kitchen cabinet and dinette.



Basement plan provides as much space as might be useful. Working plans also have details for building house on slab.



Note crete slab. plant area division between living room and garden room



Popular Size and Practical

44

A family of four to six can live comfortably in this house, which has an unusual living area arrangement with a dead-end living room. The tall windows at the rear of this room can be moved to the front if desired. The room has 9-foot ceiling, others are 8 feet. Two baths have counter lavatories.

Working plans call for a slab floor but include a basement detail with stairway leading down from the kitchen.

The exterior is of grooved redwood siding with brick-topped plant wall. Windows have aluminum gliding sash. This plan is 68 ft. wide, covering 1327 sq. ft. excluding garage.



Living area looking from family room into living room.



Bedroom No. 3 has good bunk arrangement which does not enclose lower bunk.



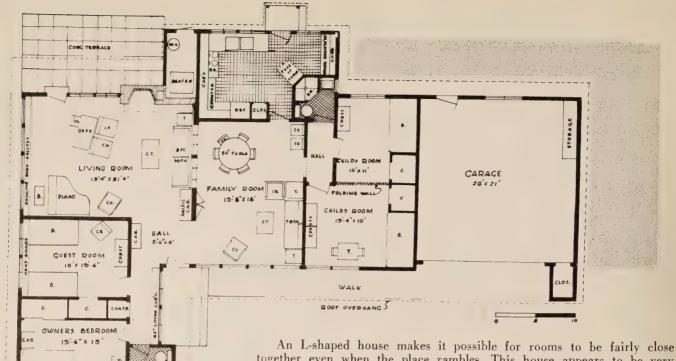


Either modern or period furniture will look well in this house. They have been combined here. House has the homely charm on the interior that stone, siding and low roof give it on the exterior. Rooms appear larger because they are well-proportioned. Kitchen doors and windows are located to give maximum wall space, making it a better room than its measurements indicate. A den near the kitchen and a stairway leading directly down from rear entrance causes less traffic and easier housework. There is no reason why the den cannot be a bedroom. Windows are the gliding type which give an unobstructed view.

Basement under right side of house starts at foyer. It has a 16 x 28 foot playroom from front to rear of house, laundry and storage room. Furnace space is taken from playroom. An alternate plan turns the end of the house to face the street for smaller properties, being 39 feet wide including garage. It also changes the kitchen plan to include furnace space with possibility of a utility room beyond the kitchen entrance. If you wish to build on a concrete slab, there are details for it also.

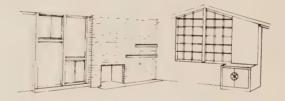
Structure, including garage, is 58 feet wide. Floor area is 1,288 square feet, garage an additional 200 feet.

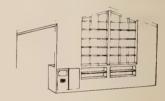
Living room furniture has been arranged to take advantage of the view and fire-place from all angles. Although much seating space is provided, there is no feeling of crowding and the passageway is clear. The gliding windows have broad panes.



An L-shaped house makes it possible for rooms to be fairly close together even when the place rambles. This house appears to be very spacious and, for all practical purposes, it is. Note how the children's rooms are apart from the owners' bedroom and adjoining room, used for guests or as a nursery. Linen cabinets below hall windows are 3½ feet high. Ceiling follows the roof in bedroom No. 1. Sketches show living and family room ceilings being pitched. High windows in the living room have bookshelves beneath. The TV opens into the family room.

Good Home for Growing Children





Rambling in two directions, this plan can be placed three ways on a property, depending on views desired. It is 70 ft, wide by 52 ft, deep. Redwood siding is employed vertically and horizontally to give texture. Deep roof overhangs circle house. Plan is 1694 sq. ft, without garage.



Nucleus of this plan is a house that has been built dozens of times in every state, and added are new points which have been in demand by readers, builders and followers of these plans. It contains the number of rooms in the sizes liked best from the standpoint of average family needs, building costs and upkeep. A large living room combines with dining room for even greater space, while an attached louvred screen separates them.

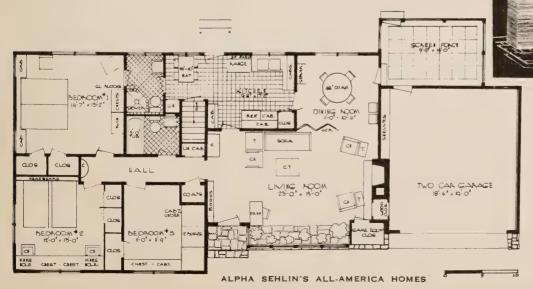
The kitchen is comfortable for working with a dining nook away from the cook and big windows overlooking gardens and children at play. The bath off the kitchen also makes mother's room handy. Both baths are well located for family use and plumbing is concentrated for economy.

The parents' bedroom is large without overbalancing the other two which sleep two each if needed. Closets are good with a welcome big one off the living room. Stairway below the right half of house provides playroom, laundry, storage and furnace space, the latter near the chimney.

An alternate plan for those building without basement is included in the blueprints. It omits stair, thereby making room for laundry equipment. Furnace goes in enlarged living room closet. Circulation is good throughout house with windows that open wide. House proper covers 1385 square feet, is 50 feet wide, with 19 feet added for two-car garage.



Bedroom No. 3 showing novel bunks. The lower one protrudes beyond the upper bunk to give it more freedom and air. The furniture is detailed in the blueprints.



Fireplace of ledge-type stone and plaster has low mantel. Garage closet for wood opens on the living room side by way of cabinet. At right you see door to large game equipment closet.

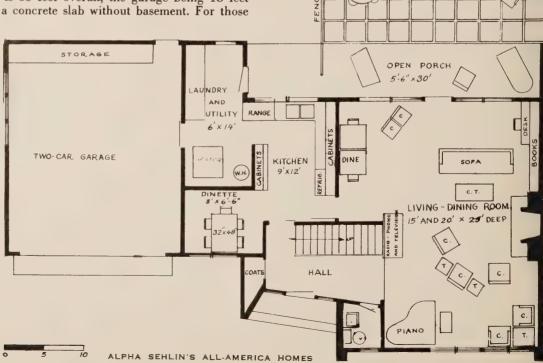


Because two-story houses are usually built within city limits, we have planned this one with windows on only front and rear walls and all major rooms off open porches at the rear to insure privacy. Service yard and terrace are separated by a tall board fence. Proximity of kitchen to terrace is a good feature, and balcony could serve for childrens' play.

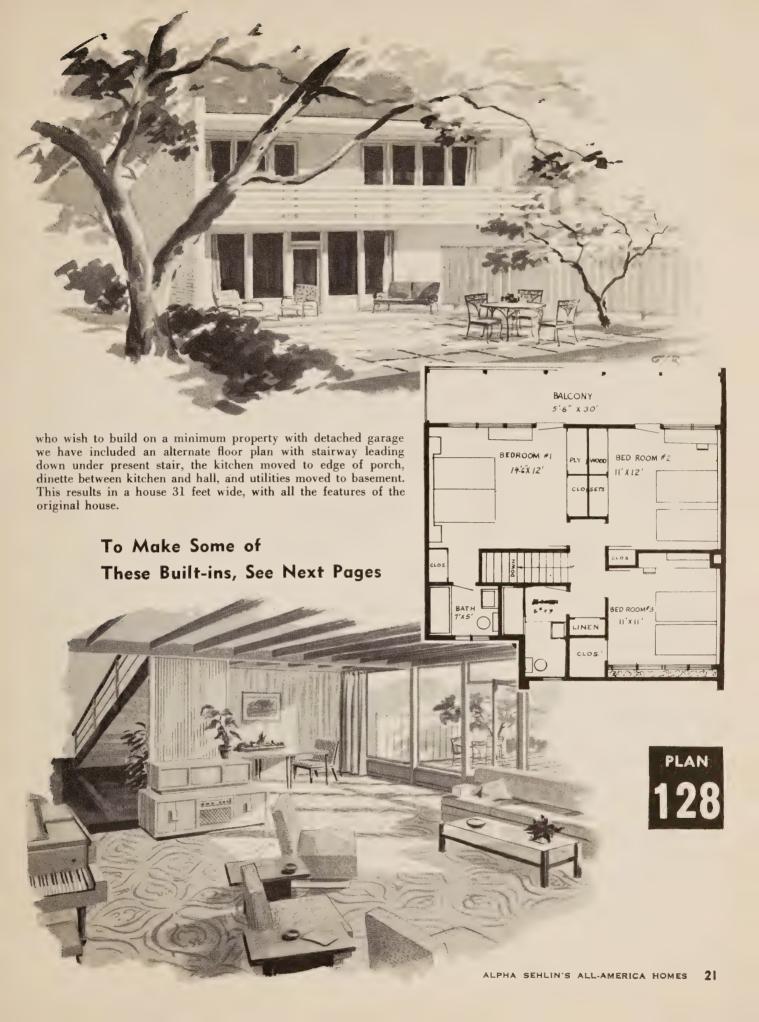
Living room is very large and provides only a shallow alcove for dining, with the intention that most family meals be eaten in the dinette, and that entertaining is by means of serving the popular buffet style. Hall has a simple stairway lacquered black to match floor, with the backs of risers in a decorator color, such as matching carpet in living room. A fluted glass panel separates hall from living room. Walls are stucco over frame with stone trim and one wall of stone. Good combinations might be pinkbeige with stone trim, or dark grey with white brick.

There is 1600 sq. feet of floor space on the two floors, excluding garage. Structure is 55 feet overall, the garage being 18 feet of that. It is built on a concrete slab without basement. For those

A Two-Story For Town and Country



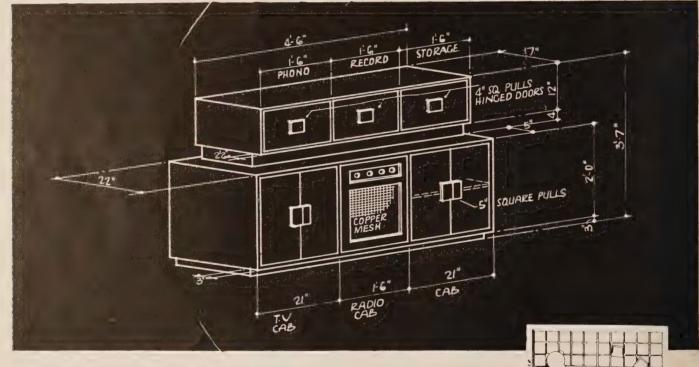
PLAN 128



Make Your
Own Built-ins

Music Cabinet for This Living Room in Plan No. 128

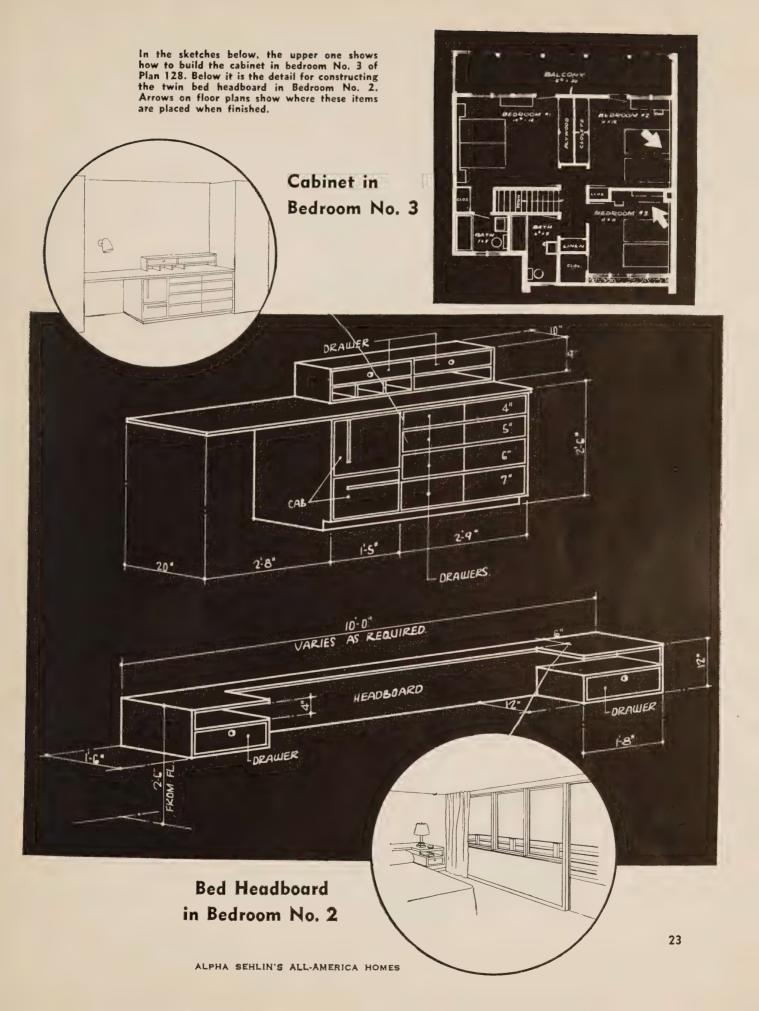




Built-in features are always detailed in our working blueprints for the professional builder, but they are otherwise not available. However, just for fun, we are taking one of our plans at random (No. 128 which has typical built-ins) and herewith detail three of the items which you can construct yourself if you are at all handy with tools. You may wish to alter the dimensions to fit your spaces.

We suggest 5%-inch plywood as the easiest to work with. To cover the unfinished edges there now are varied-width thin wood strips or half-round molding available. Invisible pin-hinges which set into the inside of the doors leave a smooth cabinet face. Plywood now comes in almost all types of wood.





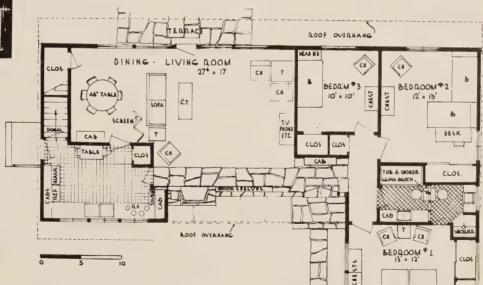




Modern Ranch House



Front wall of living room is of same stone as exterior. Note windows below ceiling, strip of stone floor to kitchen door, and vertical V-joint board around kitchen wall. Other walls are plastered.



The redwood and stone exterior of this rambling ranch house seems to beckon a welcome. Inside it has many features that make a good home. It is on a modest scale yet you aren't aware of it. A roof over the entrance steps continues across the front of the living room as a trellis to give plants beneath it plenty of sun.

Note the large gliding bedroom and kitchen windows, and the under roof windows which make tree tops and sky seem so near the living room. The gable provides sloping ceilings which follow the roof in all rooms. There's a built-up tar and gravel roof which rarely needs any attention. A

stone wall at the front of the living room and hall is carried through to the interior, as shown in sketch.

There are two bathrooms, the inside one borrowing light by way of a glass block wall between the two rooms. Both rooms have counter lavatories. The basement has a large playroom, and beneath the kitchen is a furnace and room for laundry or drying.

This house is 54 feet across the rear and extends forward 52 feet. It can be placed either way on the property, covering 1290 square feet exclusive of the garage.

GLASS MANEL IN BOOK

GARAGE

20' x 18'



The House You Asked

For

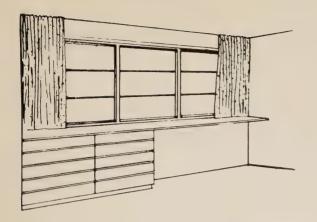
other items so frequently suggested: desired floor space, view windows, modern to a correct degree especially on the interior. This is truly "the house you asked for."

Wide verticle siding with some stone gives the exterior an inviting appearance. Included in the blueprints is an alternate two bedroom plan with one bath, taking six feet from the width of the house and making it 187 square feet less in size. There also are suggestions for building without basement.

This house is 64 feet wide and contains 1407 square feet. Note the living room sketch.

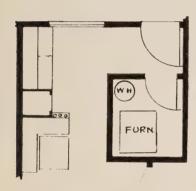






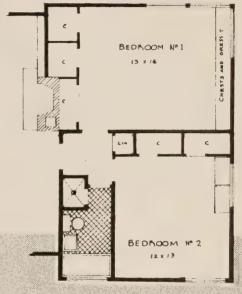
Cabinet plan for bedroom No. 3. A similar one in No. 2 has knee-hole in center. These built-ins give good storage in small space.

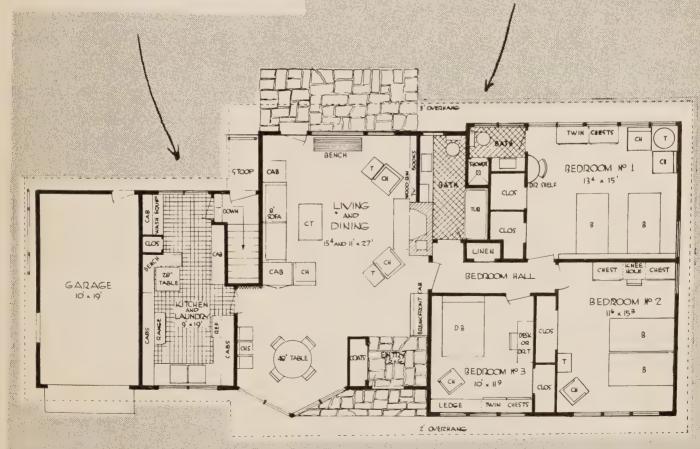
PLAN 31



Alternate kitchen plan if you build without basement. Unchanged kitchen is not shown.

ALTERNATE — If you want only two bedrooms and one bath you may use the floor plan above. It chops off more than six feet from the right end of house, or a space amounting to 187 square feet. With this plan, the house including garage would be 57 ft. 8 in. wide. Closets are numerous and all spaces in this area are comfortable.







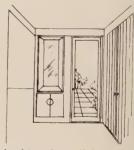
Economy On a Small Plot

Anyone looking for a small, somewhat unusual house will do well to study this one. Exterior is very simple and interior has many comforts. Natural redwood siding has plywood in gables, trim painted white. Trellises are for sun control but add much to the general appearance. Outside wall of carport creates row of good closets. House entrance is under cover. Note sketches showing foyer and livng room entrance.

Inside there's a wide lighting cove over sofa wall. Ceiling is wood paneled and slopes up to fireplace wall, other ceilings are level. Windows have

sliding upper panels, those in living room covering

In many localities this house can be built on a 50-foot lot. Planting along terrace will give privacy. The terrace optically enlarges the house on entering as door to terrace is glass-paned. Plan covers 940 sq. ft. excluding carport, and is about 40 ft. wide including carport.



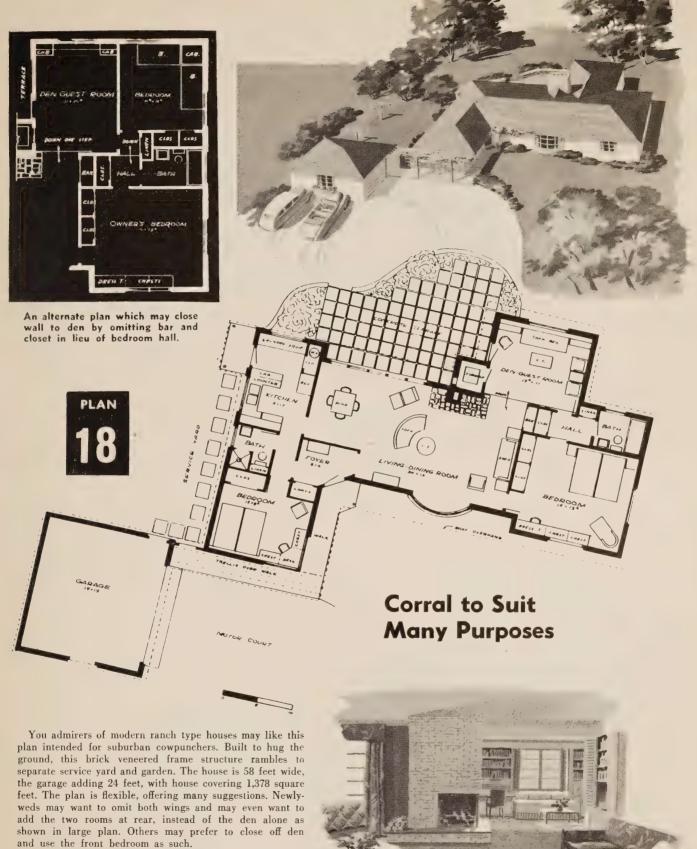
Looking from living room into foyer. Note wide lighting cove over sofa wall, bookshelves, liv. rm. ceiling with wood paneling and beams sloping up gradu-

ally to fireplace wall.



Small foyer needs no furniture as cabinet and mirror in reveal are built-in. Glass door to terrace avoids cramping, optically enlarges space, leaves living room walls free for furniture and windows. Verticle board walls.





A modernfold wall will close off den, but its temporary appearance will discourage Uncle Vic from staying too long. There is no basement, but for those who want one there is a plan showing where to place stair at rear of kitchen.

Windows are the broad sliding type that fit snuggly. Those at rear are 6 feet tall. Several alternate ideas in the plans will help you to find the one you prefer.



If your mother-in-law is living with you, this plan will have special appeal to both of you. The outside entrance to den and its nearness to kitchen are good features. If you want a larger den add footage at the front.

The two-story section is 20 x 28 feet. First floor contains 740 square feet, second floor 560. Note generous floor space, the useful alcove and floor-level. plants.

Two window groups emphasize the dining-living, sections of the room. Casements over sofa flank large picture window. Terrace door could open on the porch or future room without interference.

ALPHA SEHLIN'S ALL-AMERICA HOMES





We feel this small house makes excellent use of its 836 square feet of living space (not including the utility-garage portion of 260 square feet, which would cost less to build). The 24-foot depth from front to rear permits a pleasant vista through glass wall of dining room. You may prefer a door between it and the kitchen, which no doubt would be open most of the time. Therefore we have placed a louvred folding screen attached to the wall to form some separation when desired, and to hide the refrigerator.

The kitchen is attractive with one wall of brick. Can you picture it painted white, or any color, with copper kettles hung against it?

A deep chest for linen helps to separate dining from living space. It is detailed in the plans, and you may turn it as shown, or place the long side against wall. (See sketch.)

This house has no basement. It can be built on a concrete slab or over crawl space. The structure is 44 feet wide, and 24 to 26 feet deep.

There is nothing to prevent building the house without the built-in features. You may want to build them at a later time, and you'll find it convenient then to have the plans for them.

Exterior is of concrete blocks with stucco over. Hip roof has wide overhang.



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A Family Plan That's Really **Economical**

This is an excellent plan for those with a family who cannot have a large house. Within an area of 1080 square feet, excluding porch and garage, we have a well-proportioned three-bedroom plan. Good balance is a trick which makes modest rooms comfortable in size and appearance.

To open up the living room, 1 x 6 board have been placed from above counter-height to ceiling between the living area and the kitchen. While the depth of the counter provides cabinets opening in both rooms, with the one in the dining area 12 inches deep by 44 inches high and the sink counter 24 inches deep by 36 inches high, this in no way exposes kitchen equipment.

For free passage to the rear door we suggest a drop-leaf table before the kitchen window, to be used when dining only as there is plenty of counter work area. The kitchen provides good cabinets and a stairway leads to a full basement with a very large activity room, good laundry room and generous furnace and storage space.

For a modest house the closets are good, there being two in each of the larger bedrooms. We also show how

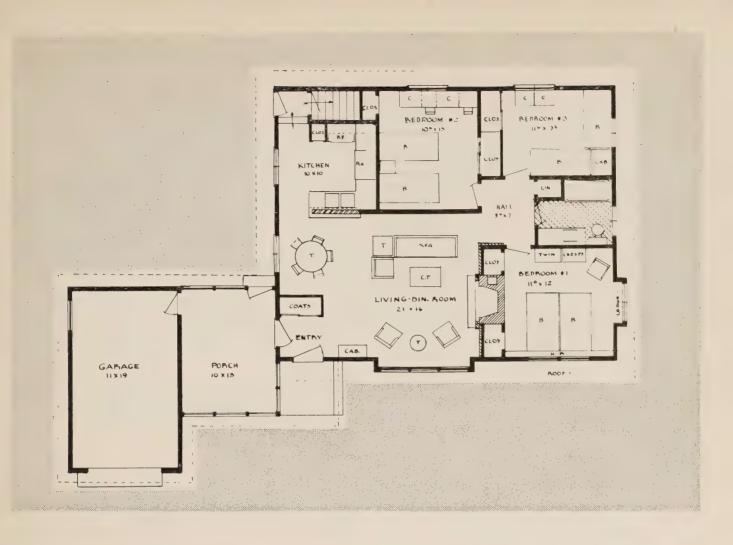
twin beds are possible in all rooms.

The porch wall has square divisions, effective in relation to the large front window. These can be left open or can have screen or glass enclosures. The windows throughout are the gliding type except where only the top sections of the front window open. The hip roof is low with a two-foot overhang.

We specify a redwood exterior with battens, although in some locations other woods are more economical. Cedar is a good substitute if a natural wood finish is desirable. The house proper is 36 x 30 feet, the porch

and garage adding 22 feet to the width.





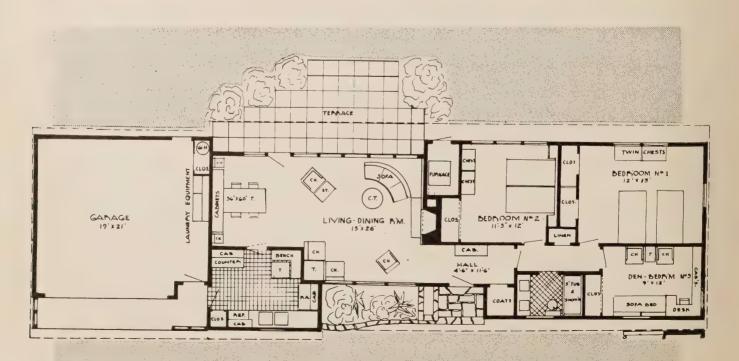
The beautiful white brick fireplace wall can be seen in the sketch below of the living rcom. Also note the handsome windows.



An 84-Foot Redwood Rambler If you would like a modest sized house but still want it to ramble over your suburban lands you may like this one, which is 82 feet overall, yet has a living area with a maximum depth of 22 feet, is 60 feet long and covers 1,220 square feet.

It is a comfortable three-bedroom plan

It is a comfortable three-bedroom plan with good closets and kitchen cabinets. There is no basement and the house is built on a concrete slab with a 4-foot strip



along garage wall for laundry. Furnace room is in connection with fireplace chimney with access to it from outside. Kitchen is convenient to garage, and is laid out in a practical manner with built-in corner dinette.

It is a good house for those who want only one bath and rooms of just comfortable proportions. Anyone wanting a onecar garage can cut 6 to 8 feet off this one. A low gable roof creates a good entrance shelter with trellis enclosing two doors. All exterior walls are natural, vertical redwood siding.

The sketch at right pictures a small yet practically arranged den-bedroom. There are cabinets along the end wall and above them are five shutters with wallpaper mural panels. Two of them cover a pair of casement windows. The desk is continuous with the cabinets, the end one forming a head-

board for the Hollywood bed.

Below is the living room with its window wall and corresponding door at dining end of room. Living room windows are high along the front wall. A shallow



ALPHA SEHLIN'S ALL-AMERICA HOMES

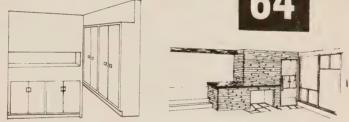




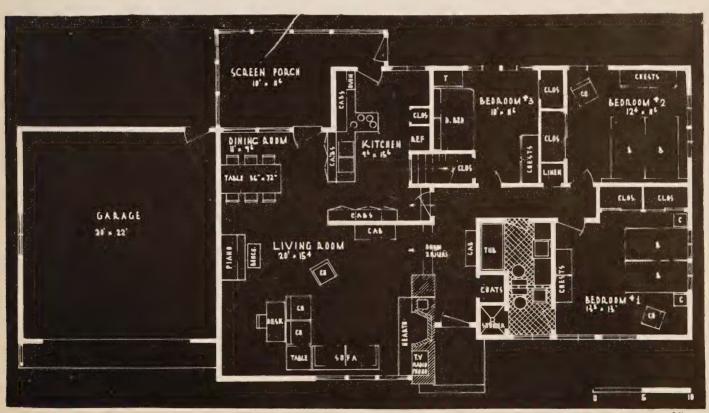
A friendly, sturdy house with a contemporary exterior of narrow boards and battens which make distinctive textured walls. The windows fit against the stone chimney so that the walls appear alike both outside and inside.

A screened porch opens off the dining room and kitchen, and these rooms are divided by an attractive cabinet. There are numerous good features, including the kitchen entrance leading off the main and bedroom halls, a stair leading down from kitchen, closets forming insulation between bedrooms, two complete baths with glass block wall between them so inner bath borrows light, and an excellent music-TV cabinet next to fireplace.

This practical and good-looking house is 68 feet wide, covering 1,360 square feet.

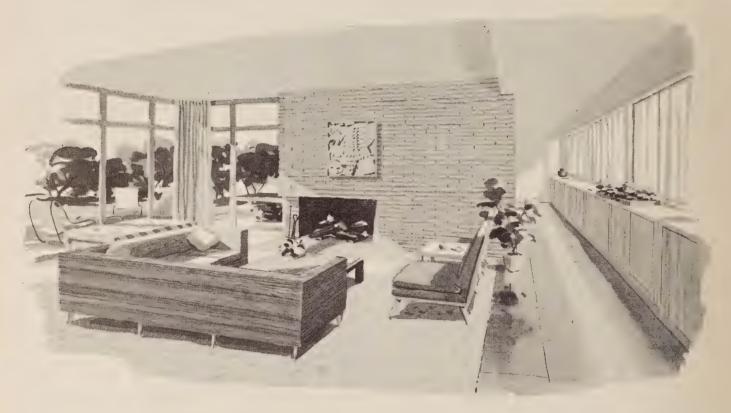


A House Thousands Need



Beautiful, Spacious And Comfortable

A house to capture admiring eyes on any countryside combines vertical siding and Roman brick with garage of concrete blocks and stucco. Windows are big but the major ones are at the rear. White trim is employed whenever suitable for this dark-stained exterior. Deep overhanging eaves shade windows both front and rear.



Planned to take advantage of a large suburban property, this house rambles to a length of 106 feet and is 30 feet at its deepest. Except for the children's wing, it is on the level, the children's floor being eight steps above and the garage seven steps below the remainder of the plan.

There are nine major rooms, all well proportioned and in keeping with other rooms. There is a 29-foot expanse of windows at the rear of living-dining room, and 17 feet of windows at the front of this section with the same number, though tall windows, along children's playroom. All of them are well-shaded by deep overhangs.

There is variety in the treatment of ceilings. Those of living-dining room and kitchen are nine feet high, and in bedroom wing beyond they are eight foot three. Hall and family room slope upwards from the front to a height of ten feet, with some exposed beams. Children's rooms slope from eight to ten feet, with beams in the playroom. Air space and insulation is provided for in all ceilings.

In the rooms without cross ventilation, louvres high on the wall between rooms provide it. This new method saves wall space valuable in bedrooms. We have indicated a third bedroom on children's floor, which cuts down the size of playroom, eliminating toy closet, though there is another in the room. There could be a folding wall at this point to enclose room temporarily, as in the case of a child who would not need it except for sleeping. The room as it is can be a temporary sleeping room for an overnite maid, or a sitter. The two bedrooms are moderate in size but accommodate two children (or adults if necessary).

Moving to the other end of house you will see a guest room and master bedroom, the latter opening to a dressing room with generous closets and a bath room, which is accessible also from hall. Dressing table contains lavatory, and a stall shower is adjacent. The corridor is the only one is this long house, and is attractive with its long row of cabinets for linen, blankets, and other items. Latter is 18 ft. long and is hung 16 inches off the floor. Brick goes around the corner to add interest to the interior from outside. Both bedrooms open to the porch.

An unusual partition of open design makes a slight division between dining and living area. At far right a glass door leads to a large porch, which can be open or screened in, with adjoining terrace for sunning.

A most practical plan where family activity centers around the family room. Everything is within easy reach from this center, TV built-in along with magazine rack and bookshelves.

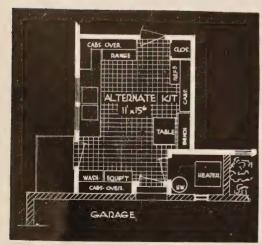
Keeping watch over the children is easy with their rooms only eight steps away, kitchen close by to make serving them easy. Added to this is the good powder room location. The plan, though rambling, calls for a minimum of traffic with daily living mostly concentrated in this area.

There are only seven steps down to laundry and garage, which, if the property has a slight grade, will open directly to the lawn. Children's rooms are off ground level, which most parents think desirable. House covers 2482 sq. ft., excluding lower floor.





Featuring A Broad Gable



Alternate kitchen plan to be used when building without basement.

The broad gable has found its way back into favor as the facade of a home even though this plan can be easily made to turn its low wall to the street. It looks good either way.

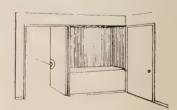
Walls are of wide boards and battens except for the brick walls of the garage, chimney and plant wall beneath the living room windows.

The large sketch shows a view from the hall through the living and dining rooms. The latter room is three steps below the living room, as shown in the small sketch where cabinets are facing the dining room.

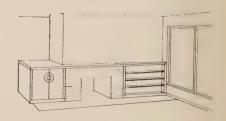
Another sketch shows the 13foot mantel, and another shows the hall-den partition. The cabinet forms a ledge in the hall but opens on the den side of wall. There is a louvered glass enclosure over the cabinet.

This structure is 53 feet wide. 60 feet deep, and covers 1420 square feet, excluding the porch and garage. The working plans call for a part basement, and an alternate suggestion for building without a basement is included.

Breaks at edge of gable roof and wide visor along three sides of house lend interesting lines. We suggest painting walls dark color, the brick a light color.



A 5-foot cabinet opens in den with flush louvered glass panel to ceiling of niche, exposing cabinet top in hall. French doors when open fit into their own niche. Light cove along den wall.



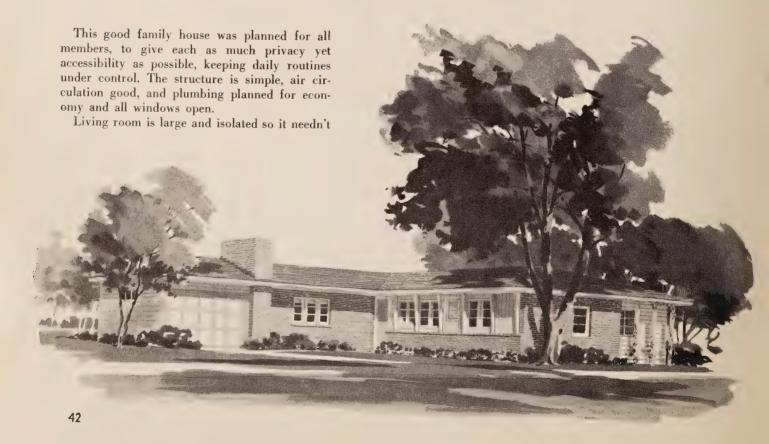
A wood bin left of fireplace divides main entry from living room. Bookshelves below 13foot mantel.





Four-Bedroom Spacious Rambler

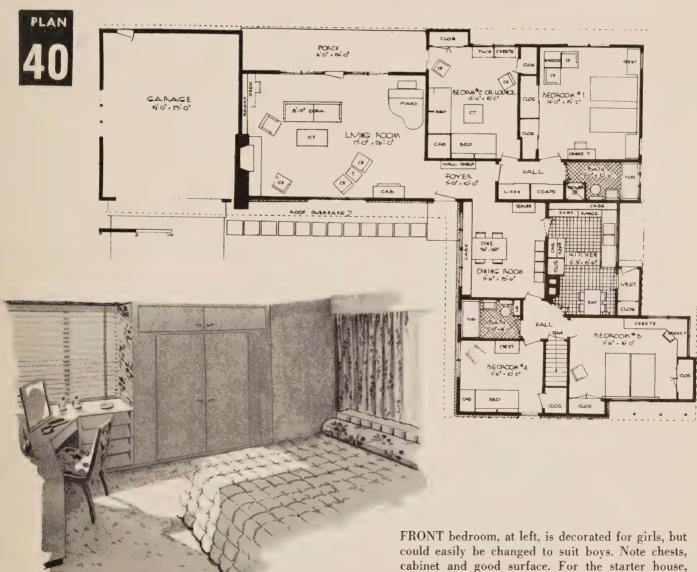
AN EXTERIOR of wood siding with some brick walls added for texture. Structure consists of two large hip roof sections and a small wing at front. Poles seen in sketch are for trim only and could be omitted. Below, living room with large gliding windows.



be used as a traffic lane, an unusual feature in a rambling house. Parents' bedroom, though private, is located well for guests removing wraps, and bathroom is handy so it eliminates the need for a powder room. The next bedroom is intended as part-time family room for lounging, although it has two closets like other bedrooms. Many families need a guest room or one for the student who is home only on weekends.

Front bedrooms are for children, although one might be used for a maid. Children are in the kitchen and rumpus room a good deal. A handy stairway leads to the latter under right half of front wings. Left half is for laundry, storage and furnace. Note numerous cabinets in kitchen and dining room. House has wide overhangs, covers 1900 square feet, excluding garage. The two front wings make a good starter house of 780 square feet, with all plumbing and heating and a full basement.





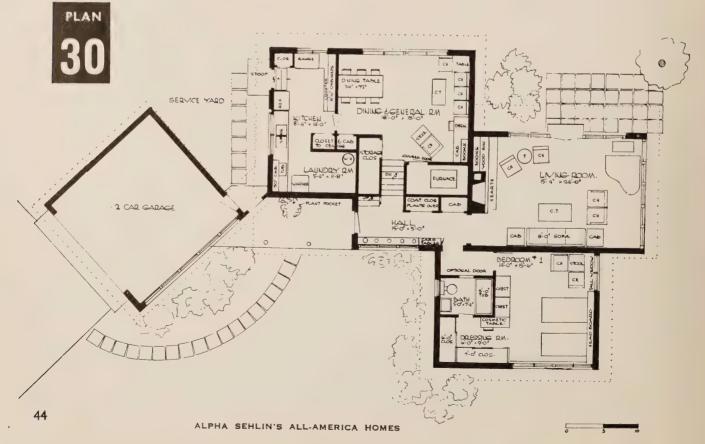
ALPHA SEHLIN'S ALL-AMERICA HOMES

described above, this would be the living room, with entrance through front closet. A good small house, with large rear wing to add when you can.



Split-Level
That Will
Grow With
the Family

From the street the house angles effectively to create an expansive lawn and to enclose the yard outside the kitchen door. When you study the floor plan it becomes quite obvious the structure can be built in three different operations, starting with the one and one-half story section since it houses heating, plumbing and the most needed rooms. This section becomes two stories by taking advantage of the foundation walls where they are above grade. One enters this attractive small house through a hall at street level, where an equal number of steps lead down to the general room and up to bedrooms. See hall sketches next page.





Left side of hall with three-sided poles enclosing stair and bedroom. Sunken ceiling of closet holds plants. Closet above cabinet.



The fireplace with adjoining wood bin, bookshelves, and half of living room overlooking the terrace. Hall cabinet is at left.



Right side of hall with large windows fronting street. Card table cabinet and lower ones form ledge. Living and owner's room beyond.



SECOND FLOOR

At left is the second floor plan, and in the exterior sketch below, showing the rear of house, you see the big windows of the general room. The floor here is slightly below grade, but on a property with a down-grade of four feet from front to rear the rooms would open directly to the lawn. Terrace is at rear of living room.

Second floor bedrooms are modest in size with good closet space and two bathrooms. When a first floor bedroom is added, it becomes the children's floor, only half a flight from parents.

The lower floor has the general room with good plan for informal living. When entertaining, furniture can be switched from right corner to dining corner, leaving the large area for table setting. Kitchen and laundry have large cabinets, counters and windows. Spacious living room is second to be built, then parents' suite. Two-story section is 28 feet wide, the completed house 52 feet, with 31 feet more for garage. Garage may be straightened to save as much as 10 feet. First floor covers 840 square feet; the other floors cover 560 square feet each.



Easily Controlled Rambler

The floor plan at right is intended to give owners privacy by placing their bedroom adjacent to den and away from the children's wing. Parents' bath acts as powder room and guest bath, while the children's bath is at the service end of the house. Their bedrooms, bath, kitchen and basement playroom lead to the same hall, to divert outdoorindoor traffic away from remainder of the house.

Triple-duty den sleeps guests, makes room for overflow guests when entertaining. Foyer and den flow into living room, windows in the latter being continuous with those in den. A glass door to terrace corresponds with windows. A brick radio cabinet juts from the fireplace wall on the right, making a graceful break in an otherwise severe wall.

Exterior is brick veneer over frame. The living room has wood sash windows with large gliding panes. All other sash are aluminum. House is 53 feet wide, plus 14 feet for garage, and covers 1,600 square feet. Basement consists of playroom under living room, laundry under kitchen.









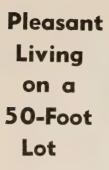
A combined living-dining area adds to the feeling of space and provides more room when entertaining. Bar opens to kitchen counter by way of louvred doors. Note glass shelves for glassware and refrigerator adjacent to the counter. Book shelves flank the doors.

Weldtex headboard, dado and hung-cabinets are built into wall of parents' bedroom. Twin beds are dressed as one, and the cornices and one wall are papered.

ALPHA SEHLIN'S ALL-AMERICA HOMES

The fireplace gives the impression of being free-standing when seen from the living room, optically dividing a large room into living room, den and foyer. Brick is carried around and exposed in den, and there is no door dividing the two rooms, although one could be added if desired. Foyer doors of opaque glass have clear glass panels at eye level. Note T.V. over stair well. Weldtex headboard, dado and hung-cabinets are built into wall of parents' bedroom. Twin beds are dressed as one, and the cornices and one wall are papered.



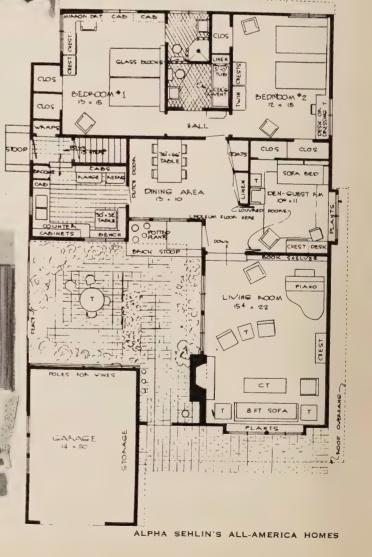


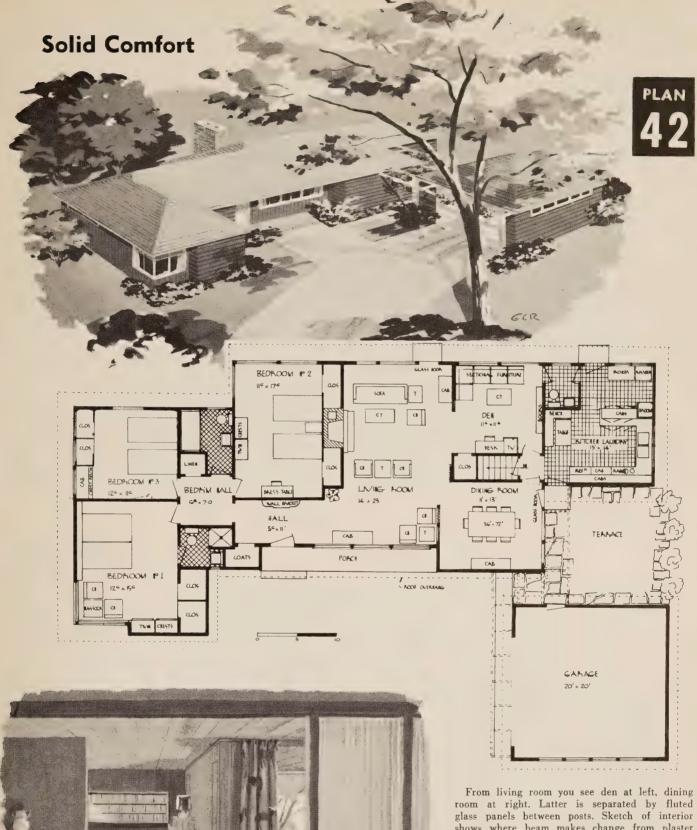
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If you are among those who do not want to keep up an extensive property, you will find merit in this plan which gives you large rooms and privacy, plus big windows on a small property. If you want to spread out in the suburbs, the blueprints will show you how to turn either the right or left side of structure to the street, with garage plan turned for direct access to the street, and living room windows at front and rear of house.

A garden court is like a welcome mat to your friends, and is easy to keep well-groomed. An intercom system controls the entrance to court. Exterior walls are wide boards and battens with flush boards in the gables. Court can be paved or laid dry.

House contains 1400 square feet, is 38 feet wide and 66 feet deep. All windows are large and open wide.





From living room you see den at left, dining room at right. Latter is separated by fluted glass panels between posts. Sketch of interior shows where beam makes change from plaster ceiling to one of V-joint boards, which is repeated on two den walls. The wide plywood panel overlaps another to slide across entrance to den. A convenient stair hall leads directly down to playroom. Two and one-half baths are located handily. Kitchen leads to terrace for summer dining. House is 78 ft. wide with 1790 sq. ft. of living space. Exterior of stained horizontal and vertical boards with white doors and trim. Roof overhangs 2 ft. except at entrance where it's 4 ft. wide.

Carefree Living For Two

This attractive house has walls of stucco-veneered concrete blocks. The brick chimney is exposed in the living room. The sketch shows the different ceiling heights, with a level ceiling along the entry and in the kitchen and bath. All other ceilings slope to follow the roof.

Large windows with gliding sections, an attractive terrace with grill, and a good roof overhang are other features. A four-foot roof covers the walk from the

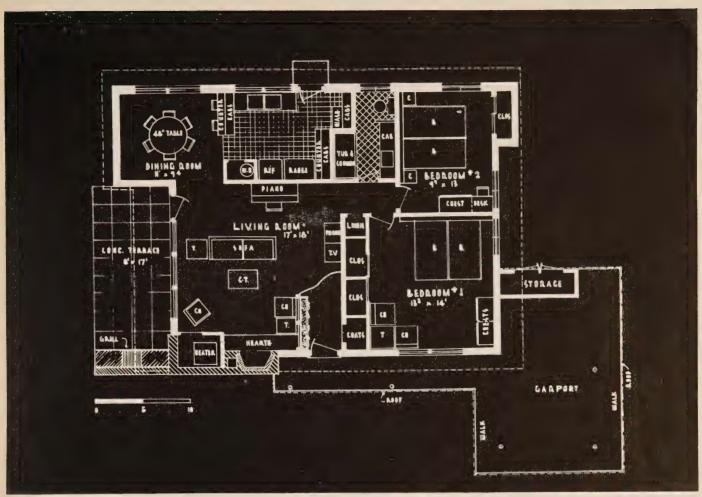
This house has 1040 square feet of space, excluding the carport.

Note how rubber tile has been laid at entrance to living room for practicality, and to make a small foyer. This is divided from the living room by fluted glass panels set between posts. A floor plant box enhances the effect, while a glass-paned door admits sunlight.

There are beams in the sloped ceiling, with V-joint boards in the level ceiling and in two sections of the living room wall. A window wall with corresponding door faces the terrace.







Exterior walls are concrete blocks stucco veneered. Chimney and adjacent wall is brick, the former also exposed in the living room. Walk to main entrance is under the roof at left of carport, and along the front under a four-foot roof overhang. Roof is built-up tar and crushed white marble. All windows are large and open wide.





Home on the Range

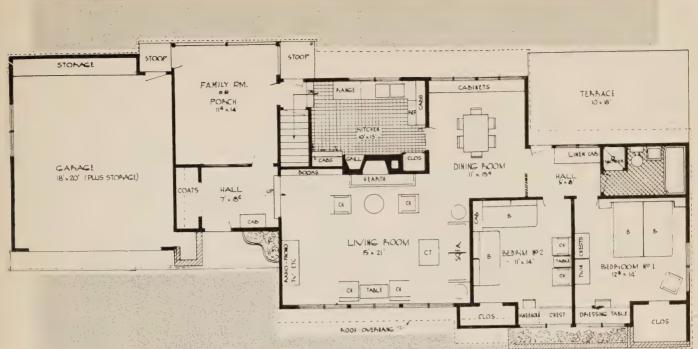
This house of redwood and stone is laid out to fit graciously on a suburban property with views to enjoy from all angles. It has broad single-paned windows and wide overhanging eaves. Note the alternate porch plan which may be converted into an extra room with bath off the rear hall. The terrace could also become a bedroom if desired, although it is not in the plans.

The hall and porch are two steps below the rest of the house. On entering the foyer you face a glass wall with porch beyond. A small grill in the kitchen will appeal to many, also the location of the bathroom off the terrace if you live near swimming. Note the fireplace and dining room sketches.

This house is 76 feet wide, covering 1195 square feet. The working plans contain a concrete slab

detail.







You Can Add a Room or Two
to This Flexible Ranch house

ALTERNATE rear hall and den plan has porch converted into a den-bedroom. This plan adds 64 sq. feet to original plan with porch.



Kitchen plan to be used if house is built without basement.





as shown at front of house. The family room and kitchen are informally arranged, yet the utilitarian portion of kitchen does not show through the five-foot entrance to dinette. If you prefer, a conventional door can be built there.

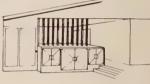
tens. Windows in living rooms are large with sections of gliding panes with aluminum frames, such

The two bedrooms over garage are five steps above other rooms, while the living room is two steps below them. Ceilings with beams exposed follow the roof line in living room, porch and upstairs bedrooms. All other rooms have 8 ft. 3 in. ceilings.

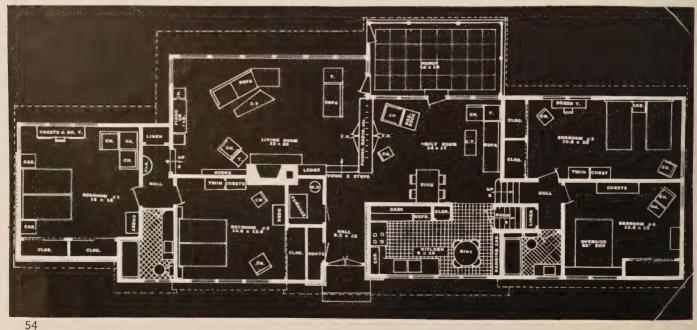
Overall width of house is 88 ft. and it covers 2169 square feet, excluding basement and porch. Structure is built on a concrete slab.



Fireplace rises to an 11-foot ceiling which is 8 ft. 3 in. at window wall. Note vertical boards and hanging bookshelves, to which you can add as many shelves as are required.



A view of cabinet partition looking from living room into family room. Doors open on either side with large center cabinet for swiveling TV, etc. Note rise of living room ceiling which has beams exposed. At left is glass door to correspond with the window walls of living room.



This small house has enough space for good living in its cheerful surroundings. Conversation groups are divided in living room. The sofa, in an alcove with good windows and light cove overhead, is near bath and slightly apart from main portion of room, making it ideal for overnight guests.

Dining space is ample for general use and for buffet serving. A louvered glass panel partition is set between posts that are attached to a matching ceiling beam running to kitchen wall. Living room sketched at right has long mantel with space for lamp at one end. Windows and door overlook terrace. Room has 21-foot depth either way.

We have placed beds along the wall in one room, giving maximum floor space so good for children's rooms. In the other room windows are separated to allow a wall mirror between them over a dressing table and rest of wall curtained. Curtains can continue around over the corner window.

Exterior is horizontal siding with striated plywood over a small portion of front wall. A low roof has wide overhangs. Plant boxes add interest to facade.

This house is 50 feet long including garage, covers 924 square feet not including garage and laundry. A basement is detailed in working plans with stair at laundry room.

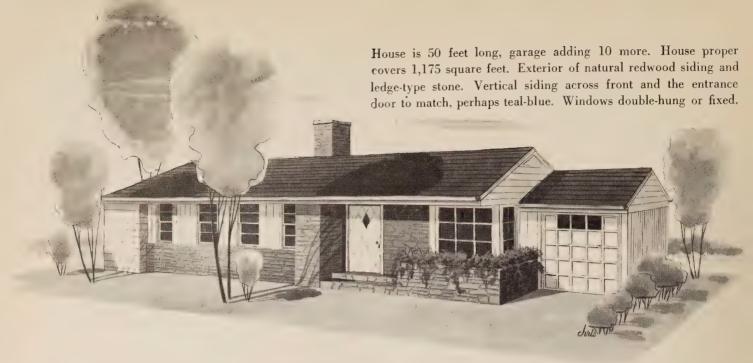




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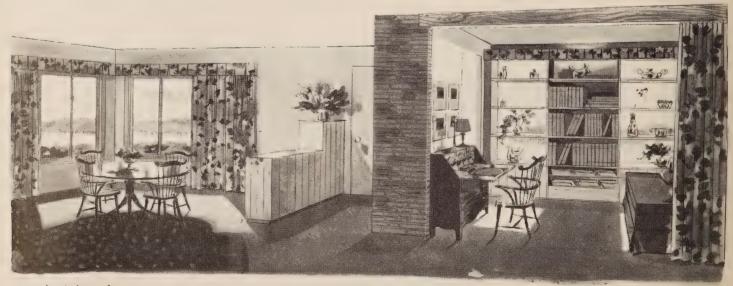
Good Living In a Small House



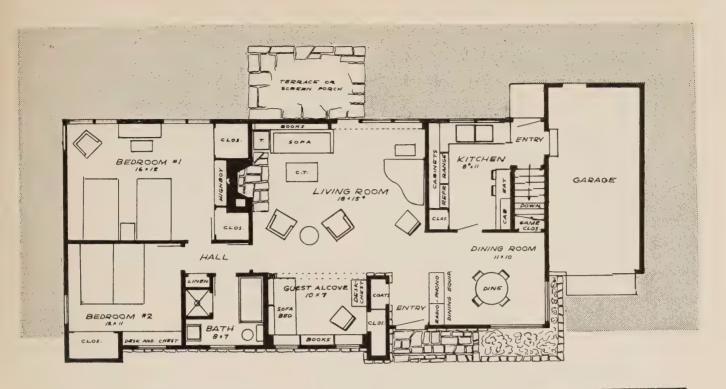


Better Living in a Modest House

hose who have built this house proclaim the unfettered feeling of its spacious living area, the attractiveness of its master bedroom and its pleasant bathroom. Kitchen and second bedroom are small, yet efficiently planned. Kitchen counter and cabinets are ample. Right-hand cabinet has standard height end table for snacks or bookkeeping. A good closet and six-foot surface over drawers and cabinet help small bedroom, which will house 36 inch twin beds in a pinch. Extra footage can easily be added at left end of house, and, kitchen brought out to garage depth if anyone wants larger rooms. Alcove adds to size of living room since it is an extension of it, broken only by a beam at ceiling. A screen, a drapery or a Modernfold wall can enclose it for privacy, since it is intended for



An informal setting is created with redwood and stone. Wall of stone divides den and hall, a redwood cabinet the dining room and hall. It has radio-phonograph on hall side, cabinet housing dining equipment on the other, records above. Den-alcove tiny but useful.



family relaxing or sleeping a guest. A closet makes it more useful for the latter. An alternate plan has porch in lieu of the terrace. Garage is minimum for one car; if property is wide enough add two feet more, or a double garage 18 feet wide. Well-placed stairway leads to recreation room below living room-kitchen, darkroom in front. Bedrooms over laundry and furnace room.





Redwood is employed for mantel wall, window wall and front wall of den-alcove. Plastered walls match trim color of the exterior. Background is suitable for Provincial, early American or Modern furniture. Window walls have cove lights above.





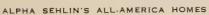


Just because a house is modest in size one needn't dispense with the interesting features shown here, which are both practical and lovely to live with. Naturally it costs more to build rooms which are partly furnished with built-in features, but consider the cost of free standing furniture and you will see the logic of these features which are so space saving.

This 37-foot house can be built on a level lot, or one with a rear grade. A three or four foot grade will make it appear as it does in the sketch, and will provide better basement rooms than a level spot. The garage level is really basement, and therefore economical. The structure is stucco ever frame, the windows are wood sash, double-hung. It covers 546 square feet on both basement and bedroom floors, and the remainder is 520 square feet. Plans include an alternate detail of basement under living quarters, too, with stairway leading down from the gallery, under the present stair.

Shown above is the attractive dining alcove which doubles as card room. At its left is a black lacquered cabinet with door facings of heavy marbelized paper. Mural above it can be wallpaper or painted. Cabinet is designed for linen, china, silver and glassware. At left is shown kitchen nook for two, and at left below is a slate and marbelized paper mantel with low mirror which actually reflects the room. Bedrooms closets have three-way mirrored doors.









TWO-CAR GARAGE

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ALPHA SEHLIN'S
ALL-AMERICA HOMES

The foremost idea while planning this house was to make room for a family of three or four children in the simplest, most convenient and modest way possible, and still inject some glamour into the plan. Within 1590 square feet it has the equivalent of four bedrooms, and the requirements for happy family life. Plan is 52 feet wide, 58 deep with garage. There is basement below all but bedrooms. Children can come and go to basement playroom, den, kitchen and bath with little interruption.



A den near kitchen eases housework, but in this plan it also is an important overflow room when entertaining. There is no hint of a dining room when the window ledge table is closed. In sketch above half is drawn forward. It seats six persons when both sides are extended, or ten when T-shaped, a shape that is perfect for buffet serving. Dining area is large enough for standard table if preferred. Door beyond could lead to terrace or porch. Dinette

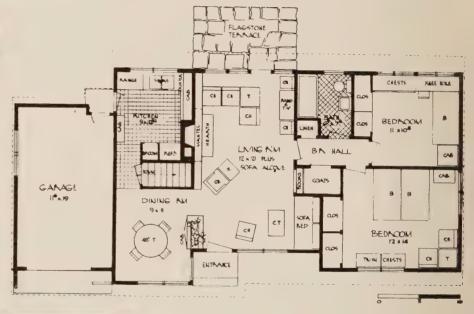
will serve family well. Living room cabinet wall provides space for radio-phonograph, records, magazines, a drop-leaf desk, and perhaps Television. Plants above can be seen from both rooms, creating a spacious feeling. Bedrooms are modest but cabinet space is well-planned. Exterior is dark, redwood siding with white trim. A bit of stone adds much to appearance. A 75-foot lot would be minimum.





A Sunny 138 Small House

On entering this house it would be hard to believe that it covers only 986 square feet. The living room is 21 feet deep and it is 24 feet across dining-living room. A cabinet at entrance opens into dining room and has a plant box on top. We have omitted a door into





What a boon a sleeping, lounging space is in a small house. When the time comes to sleep a guest, this bed is away from other activities and around the corner from the bath. Book shelves and bedding drawer below enhance this nook.

An unusually spacious interior for a house containing only 998 sq. ft. Many windows make it cheerful. The rear window wall overlooks the terrace.

kitchen since the cabinets one sees are good looking.

What could be more useful than the bed alcove? Bookshelf cabinet has a drawer for bedding below, and the bathroom is just around the corner. A window wall at far end of room has a corresponding glass door to terrace. There is a long, low mantel with more bookshelves at the right of fireplace. These could be enclosed if you find cabinet space more useful. Stairway leads to a basement under living area with plenty of space for playroom, furnace, laundry and storage.

The blueprinted plan is useful in making basement any size you wish. House is 54 feet long. If you prefer a double garage add eight feet to width.

This house is intended for a narrow property, the floor plan being only 37 ft. wide. The two-story portion is 34 ft. wide. In order to give trees are placed along the lot line. Living area covers 1448 sq. ft. Baseden. Fabric is applied to walls of dining area with wallpaper paste.



63



In this split-level house a downgrade of three feet from front to rear is advisable although not necessary. Except for the hall where ceiling slopes, all ceilings are 8 ft. 3 in. Windows throughout are gliding type. Living area covers 412 sq. ft. in right wing and 572 sq. ft. on each of other floors. Living structure is 44 ft. wide, garage addition making it 56 ft. Exterior has 1x2 inch battens every two feet over plywood.

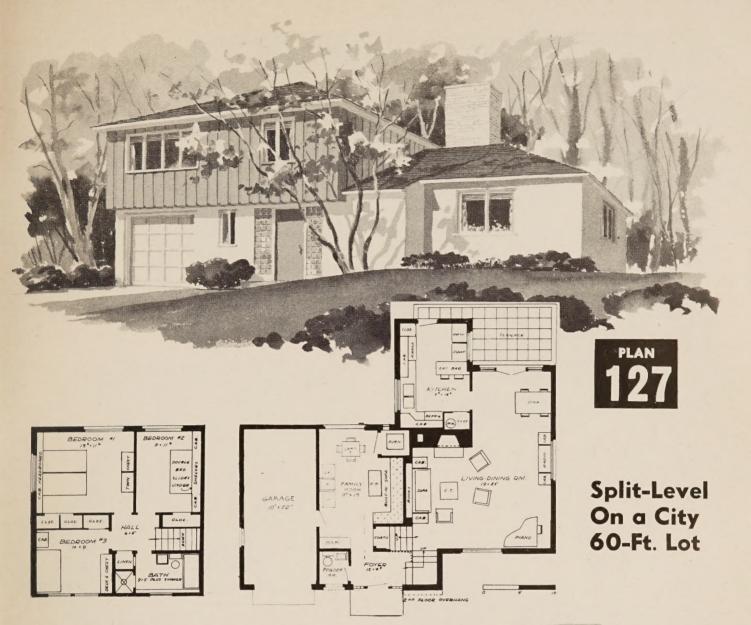


TWO-BEDROOM PLAN



THREE-BEDROOM PLAN

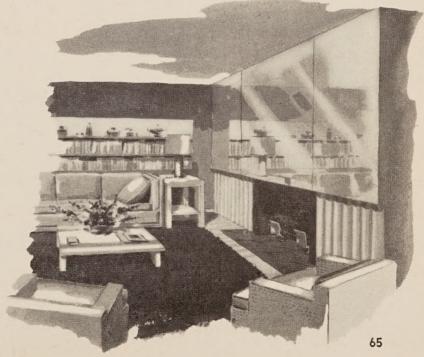


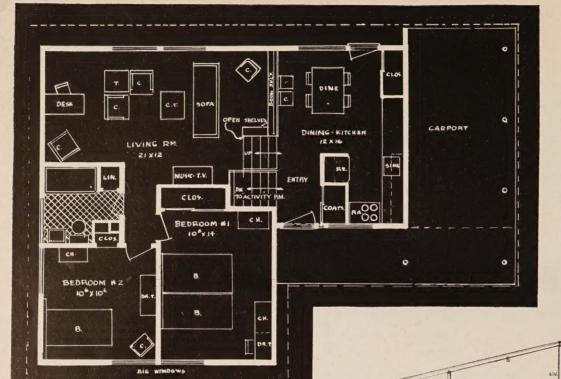


In the midst of a trend toward suburban rambling houses, it is easy to overlook dwellers who remain within city limits. Even urbanites are rarely content with less than a 60-foot frontage, and in most communities that is possible.

The structure calls for a rise of three feet in grade from front to rear of house, a barely noticeable change on a vacant property but creating the difference in floor levels. There are no long flights of stairs, and the garage, foyer and den have none of the feeling of being on basement level as all but rear wall is completely above grade, and that only three feet below it, the rear windows being four feet high and six feet wide. In addition there are sleepers between the wood and concrete floors. Even so it is an economical floor, which will help the children's indoor-outdoor traffic problem. All other floors throughout house are wood laid on wood joists.

The bedroom floor and the floor below each cover an area of 576 square feet. The one-story wing has 600 feet. For privacy most windows are at front and rear, with full height ones opening to terrace. House is of concrete blocks, stuccoed. Second floor breast is of wide boards and battens painted dark grey, while the stucco is painted white.





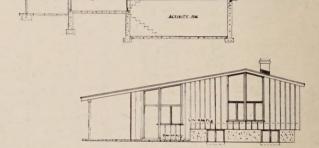
Much For Your Money

A split-level plan intended for a small, level property that will be economical to build. Every inch of space is utilized to the utmost with an open plan to effect spaciousness. (Note exterior elevation.)

The small kitchen makes work easy while a 16 ft. counter provides working area for a helper, and the cabinets beneath supply generous space for china, linen, etc. Cabinets above and below sink are for kitchen utensils and packaged foods.

A rear door from the dining room could open to a terrace. Eight steps lead down from the entrance hall to a large activity room, while five steps lead up to living room. The wall between these rooms is low for space freedom.

The best use of space has been achieved by exposing enough foundation to permit good windows downstairs. They glide open as do other windows throughout the house. Foundation is set back one foot from the main floor, which with proper planting will make an attractive house. If your property has a rear grade the activity room at the rear could have even larger windows. Roof is well ventilated and has wide overhangs, especially over the recessed entrance. Carport may be enclosed for those who prefer a garage. Remainder of plan covers 852 sq. ft. Complete structure is 44 ft. wide.



The rear elevations tell much about the interior as well as the exterior. Note how one above reveals stairway up to living room and down to activity room. Also how living and dining rooms have continuous sloped roof (which forms ceiling) covering all while only a low wall divides them. Lower sketch shows beautiful windows at rear, extending to roof, as well as to the living room floor.







Henri Janson, noted New York fashion photographer. built this home for himself in Ardsley, N. Y. from Alpha Sehlin's plan No. 58 (not shown in this book but in a previous issue). The garage end with patio above was built lower to suit the rolling terrain. "We are completely satisfied with its livability and would like to express a big compliment to your ingenious design," says Mr. Janson.





Adaptable Modern Furniture Patterns

Here are two items of furniture the handyman can construct himself and make his wife happy. To do this we offer complete working patterns of each, using the coupon on opposite page. In shopping around you perhaps have discovered that pieces designed on these lines are on the preferred list and are priced accordingly.

The lumber dealer who supplied the Honduras mahogany for the cabinets on this page cut the pieces accurately according to pattern. Each unit measures 16" x 36" and 11" high, plus block legs. One unit amounts to 15½ square feet, but almost half of that was plywood used for backs and bottoms, except for rabinets used for cocktail tables.

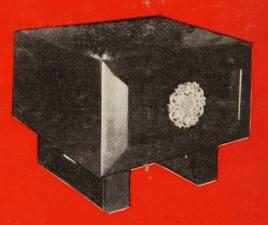
Instructions for finishing the wood are included in the patterns. Repeat for as many units as you wish.



An L-shaped cocktail table is created by placing two units together. Back-to-back they make a square table







Pattern P1

These handsome cabinets will serve many uses, and are scaled correctly as sofa end cabinets or to fit against chair arms. One can be placed between a pair of chairs, or alongside a chair.

It is a sturdy piece of furniture with a large surface and has a 22" x 22" x 11" drawer for storing large items such as pillows and blankets when living room is used for sleeping guests.

For those wanting it for record changer or TV, it is very roomy with drawer removed. It is 24" square and stands 21\\(^1\)2" high, with the cabinet 14" high and the runners 7\\(^1\)2" high.

We show one in natural birch and one lacquered black, the latter with ornamental gold pull. It takes approximately 15 square feet of 34" plywood for the exposed sections, and 14 square feet of 12" plywood for drawer, bottom, etc.

All furniture patterns are \$1 each.

Send cash, check or money order to

Alpha Sehlin,

475 Fifth Avenue, New York 17, N. Y